



**Agricultural Land at Maes Gamedd Uchaf ,
Gwyddelwern , Corwen LL21 9EA
Guide Price £290.000**



Clough
AND
Co

An excellent opportunity to acquire a productive block of agricultural land offered in two convenient lots situated near the Hamlet of Gwyddelwern, Corwen. The land maybe of interest to a wide spectrum of purchasers to include farmers, equine enthusiasts, investors or those seeking amenity land.

Lot 1 - 5.51 hectares (13.62 acres or thereabouts) - Guide Price £120,000 to £140,000
Lot 2 - 7.16 hectares (17.71 acres or thereabouts) - Guide Price £120,000 to £140,000

FOR SALE BY FORMAL TENDER
TENDERS CLOSE 12 NOON WEDNESDAY 19TH AUGUST, 2026

GENERAL REMARKS

SITUATION & DIRECTIONS

The land is conveniently situated near the Village of Gwyddelwern, Corwen being some 4 miles from the Town of Corwen and 9 miles from the Historical Market Town of Ruthin. what3words///tonight.booms.hush.

DESCRIPTION

Clough & Co are delighted to have received instructions to offer for sale these two productive parcels of land. Lot 1 being 5.51 hectares (13.624 acres) or thereabouts with roadside access and piped water supply in two enclosures. Lot 2 being 7.16 hectares (17.71 acres) or thereabouts with roadside access and natural water supply in two enclosures.

These quality blocks of land offers the opportunity for a range of uses from stock rearing, crop growing or equine.

LOT 1

Lot 1 is level in topography, in two enclosures and has roadside access.

LOT 2

Lot 2 is in two enclosures with roadside access and is in good heart.

SERVICES

Lot 1 benefits piped water supply sourced from a shared well in neighbouring land. Lot 2 benefits natural water supply.

TENURE & POSSESSION

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

VIEWING ARRANGEMENTS

Viewing arrangements are at any reasonable time (on foot only) upon production of a copy of the brochure details as a permit.

MODE OF SALE

This property is offered for sale by Formal Tender. All tenders are to be submitted on the tender form provided by the vendors solicitors (being accompanied with the appropriate deposit sum). All tenders to be sent to Gamlins Law, Morfa Hall, Bath Street, Rhyl, LL18 3EB in a sealed envelope marked "MAES GAMEDD UCHAF LAND, GWYDDELWERN". Please write LOT 1 or LOT 2 clearly on the outside of the envelope and should you wish to submit a tender for both lots please complete a tender form for each.

All tenders must be received by 12 noon on Wednesday 19th August, 2026 and

accompanied by payment of the appropriate deposit made payable to Gamlins Law being 10% of the amount tendered. Only the successful buyer(s) deposit will be encashed with any deposit for unsuccessful tenderers being returned by post. Acceptance of the tender by the vendors in this manner will constitute exchange of contracts for sale, so intending purchasers are advised to make themselves familiar with the contract terms (and any acceptance of a tender by the vendors will be on the basis that these documents have been inspected and agreed).

The vendors will not be bound to acceptance the highest or any tenders. To endeavor to avoid duplicate of offers it is suggested that the tenders submitted should be for an uneven monetary amount.

The successful purchaser will be informed no later than 7 days from the date of the tender closing date.

CONTRACT CONDITIONS

A copy of the tender form/contract conditions of sale and tender pack will be available for inspection 10 days prior to the tender closing date.

BASIC PAYMENT SCHEME

For the avoidance of doubt the sale/sold excluding any Basic Payment Scheme Entitlements.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

TOWN & COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

IMPORTANT

1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any area,

measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries. 5. Where any reference is made to Planning Permission or potential uses, such information is given by Clough & Co in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property 7. Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details from any prospective purchaser of this property. 8. PLEASE NOTE, a member of staff at Ruthin Farmers/Clough & Co has expressed possibly interest in the land. To ensure total fairness and transparency, all tender documents should be returned to the vendor's solicitors by the closing date and time for submission of the tender offer. The solicitors details of which are within the brochure.

DISPUTES

Should any dispute arise as to the boundaries or any points included in General Remarks, Stipulations, Particulars or on the Plans or the interpretation of any of them the questions shall be referred to the arbitration of the Selling Agents, Clough & Co, whose decision acting as the Vendor's Agents shall be final.

VENDORS SOLICITORS

Gamlins Law, Morfa Hall, 141 Bath Street, Rhyl, LL18 3EB (Tel No 01745 343500) - For the attention of Tayla Rees

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Vale Of Clwyd Mart Plas Glasdir, Denbigh Road, Ruthin, LL15 1PB

Tel: 01745 812049 | Fax: 01745 812180

enquiries@cloughco.com

www.cloughco.com



— CLOUGH & CO —
Residential, Agricultural, Commercial
Auctioneers, Valuers, Surveyors, Land & Estate Agents